



CC:

BUILDING DEPT. ☐  
TOWN CLERK ☐

# TOWN OF NEW WINDSOR

## ZONING BOARD OF APPEALS

Regular Session

Date: JUNE 11, 2007

### AGENDA

7:30 p.m. – Roll Call

#### PRELIMINARY MEETINGS:

1. **DR. LOUIS CAPP** (07-23) Request for 11,443 sq. ft. Minimum Lot Area and; 36.25 ft. Rear Yard Setback and; 35% Developmental Coverage for proposed addition to existing medical office at 534 Blooming Grove Tpk in a PO Zone **(46-2-50.31)**
2. **GARY WALTERS** (07-24) Request for 2 ft. Max Height for proposed 6 ft. fence to project between the house and the road at 6 Hillcrest Drive in an R-4 Zone **(59-2-2)**
3. **BLOOM & BLOOM** (07-27) Request for 32 ft. Rear Yard Setback for proposed addition to existing commercial office building at 530 Blooming Grove Tpk. in a PO Zone **(46-2-50.1)**
4. **MICHAEL LUCAS** (07-28) Request for 13,012 sq. ft. for Lot #1 and; 13,012 sq. ft. for Lot #2 for Minimum Lot Area for proposed subdivision at Rt. 94 & Lucas Drive in an R-4 Zone **(16-2-9)**
5. **MARIE & PHILIP INGENITO** (07-29) Request for 25 ft. Minimum Lot Width and; 4 ft. Side Yard Setback and; Interpretation and/or use variance for single family home with two kitchens for proposed addition to existing home at 438 Bull Road in an R-1 Zone **(52-1-13.6)**
6. **NORTH PLANK DEVELOPMENT CO.** (07-25) Request for interpretation and/or use variance to permit Day Spa in a PI Zone at 673 Little Britain Road **(4-1-27.1)**
7. **VITO A. RIZZI** (07-26) Request for interpretation and/or use variance to extend commercial use into R-4 Zone at 287 Windsor Highway in a C/R-4 Zone **(35-1-52)**

#### PUBLIC HEARINGS:

8. **WILLIAM SARVIS (by Zen Design)** (07-13) Request for 9.1 ft. Side Yard Setback and 32.3% Developmental Coverage for proposed addition to existing detached garage at 167 Moores Hill Road in an R-1 Zone **(32-2-57)**
9. **ANTONIO TOMMASI** (07-16) Request for 5 ft. Side Yard Setback and; 5 ft. Rear Yard Setback for proposed 54' Above Ground Pool at 2809 Cherry Tree Way (The Reserve) in an R-3 Zone **(77-2-9)**

**10. FIRST COLUMBIA (by Timely Signs of Kingston) (07-11)** Request for 2 ft. Height and 10.25 ft. Width for Façade sign at 500 Hudson Valley Avenue in an AP-1 Zone **(3-1-54.2)**

**11. FRANK LOMBARDI (07-14)** Request for:

37,927 sq. ft. Minimum Lot Area;	14 ft. Total Side Yard Setback
70 ft. Minimum Lot Width	10 ft. Rear Yard Setback
22 ft. Front Yard Setback	8 ft. required frontage
7 ft. Side Yard Setback	

All at 11 Myrtle Avenue in an R-4 Zone **(13-13-24)**

**12. LOMBARDI/VINCENZO (07-15)** Request for:

	REQUIRED	PROPOSED Lot 1 / 2	REQUESTED Lot 1 / 2
MIN. LOT AREA	43,560 sf	6000 / 5000	37560 / 38560
MIN. LOT WIDTH	125 ft.	60 / 50	65 / 75
REQUIRED FRONT YARD	45 ft.	50.8 / 23.4*	0 / 21.6
REQUIRED SIDE YARD	20 ft.	3.9 * / -2.7 *	16.1 / 20
REQUIRED TOTAL SIDE YARD	40 ft.	21 / 28.6	19 / 11.4
REQUIRED REAR YARD	50 ft.	5.3 * / 46.8 *	44.7 / 3.2
REQUIRED FRONTAGE	70 ft.	60 / 150	10 / 0
MIN. LIVABLE AREA	1200 sf	1480 / 1160*	0 / 40
DEVELOPMENTAL COVERAGE	20 %	38 / 37	18 / 17

For proposed subdivision of existing lot with two existing single family residences on one lot; all at Bradford & Lawrence Avenue in an R-4 Zone **(13-12-10)**

## DISCUSSION:

**13. HENRY VAN LEEUWEN (07-10)** Request for two single-family dwellings on one lot at 340 Beattie Road in an R-1 Zone **(55-1-146)**